

Fill in this information to identify your case:

United States Bankruptcy Court for the:

DISTRICT OF NEW JERSEY

Case number (if known) Chapter 11

☐ Check if this an amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name J Supor 136-1 Realty LLC

2. All other names debtor used in the last 8 years

Include any assumed names, trade names and doing business as names

3. Debtor's federal Employer Identification Number (EIN) 35-2603205

4. Debtor's address Principal place of business Mailing address, if different from principal place of business

433 Bergen Avenue  
Kearny, NJ 07032

Number, Street, City, State & ZIP Code

Hudson

County

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **J Supor 136-1 Realty LLC**  
Name

Case number (if known)

**7. Describe debtor's business**

*A. Check one:*

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
- ☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
- ☐ Railroad (as defined in 11 U.S.C. § 101(44))
- ☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
- ☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
- ☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
- ☐ None of the above

*B. Check all that apply*

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
- ☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
- ☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

*C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.*

**8. Under which chapter of the Bankruptcy Code is the debtor filing?**

*Check one:*

- ☐ Chapter 7
- ☐ Chapter 9

☒ Chapter 11. *Check all that apply:*

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

- ☐ Chapter 12

**9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?**

- ☒ No.
- ☐ Yes.

If more than 2 cases, attach a separate list.

District	_____	When	_____	Case number	_____
District	_____	When	_____	Case number	_____

Debtor **J Supor 136-1 Realty LLC**  
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☐ No  
☒ Yes.

List all cases. If more than 1, attach a separate list

Debtor **See Attachment**

District

When

Relationship

Case number, if known

11. Why is the case filed in this district?

Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☒ No

☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

**Why does the property need immediate attention?** (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other

**Where is the property?**

Number, Street, City, State & ZIP Code

**Is the property insured?**

☐ No

☐ Yes. Insurance agency

Contact name

Phone

### Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☒ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☐ \$1,000,001 - \$10 million

☐ \$500,000,001 - \$1 billion

Debtor

**J Supor 136-1 Realty LLC**

Case number (if known)

Name

- ☐ \$50,001 - \$100,000
- ☐ \$100,001 - \$500,000
- ☐ \$500,001 - \$1 million

- ☐ \$10,000,001 - \$50 million
- ☒ \$50,000,001 - \$100 million
- ☐ \$100,000,001 - \$500 million

- ☐ \$1,000,000,001 - \$10 billion
- ☐ \$10,000,000,001 - \$50 billion
- ☐ More than \$50 billion

Debtor **J Supor 136-1 Realty LLC**  
Name

Case number (if known)

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on **April 2, 2024**  
MM / DD / YYYY

**X /s/ Joseph Supor III**

Signature of authorized representative of debtor

**Joseph Supor III**

Printed name

Title **Authorized Member**

**18. Signature of attorney**

**X /s/ Michael E. Holt**

Signature of attorney for debtor

Date **April 2, 2024**

MM / DD / YYYY

**Michael E. Holt**

Printed name

**Forman Holt**

Firm name

**365 Passaic Street, Suite 400  
Rochelle Park, NJ 07662**

Number, Street, City, State & ZIP Code

Contact phone **(201) 845-1000**

Email address **mholt@formanlaw.com**

**024511990 NJ**

Bar number and State

Debtor **J Supor 136-1 Realty LLC** Case number (if known) \_\_\_\_\_  
 Name

**Fill in this information to identify your case:**

United States Bankruptcy Court for the:

DISTRICT OF NEW JERSEY

Case number (if known) \_\_\_\_\_ Chapter **11**

☐ Check if this an amended filing

**FORM 201. VOLUNTARY PETITION**  
**Pending Bankruptcy Cases Attachment**

Debtor	<b>JS Realty Properties, LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When _____	Case number, if known	_____
Debtor	<b>Shore Properties Associates North LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When _____	Case number, if known	_____
Debtor	<b>Supor Properties 600 Urban Renewal, LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When _____	Case number, if known	_____
Debtor	<b>Supor Properties Bergen Avenue LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When <b>7/05/23</b>	Case number, if known	<b>23-15758</b>
Debtor	<b>Supor Properties Breiderhoft LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When _____	Case number, if known	_____
Debtor	<b>Supor Properties Devon LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When _____	Case number, if known	_____
Debtor	<b>Supor Properties Enterprises LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When _____	Case number, if known	_____
Debtor	<b>Supor Properties Harrison Avenue LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When _____	Case number, if known	_____
Debtor	<b>Supor-172 Realty LLC</b>	Relationship to you	<b>Affiliate</b>
District	<b>New Jersey</b> When _____	Case number, if known	_____

**RESOLUTION OF SPECIAL MEETING OF  
J SUPOR 136-1 REALTY LLC**

I, Joseph Supor III, hereby certify that at a special meeting of the Members of J Supor 136-1 Realty LLC, held on the 2nd day of April, 2024, the following resolutions were proposed and unanimously adopted by all Members:

**Resolved**, that J Supor 136-1 Realty LLC, is hereby authorized to file a petition for relief under Chapter 11 of the United States Bankruptcy Code and to retain the law firm of Formanlaw LLC d/b/a Forman Holt for the purpose of preparing, filing, and prosecuting a petition under Chapter 11 and to take all steps necessary and related thereto, and that Joseph Supor III as authorized member is authorized to execute the petition and any other pleadings or documents that he and counsel deem necessary in connection with the Chapter 11 case of J Supor 136-1 Realty LLC.

And it is further,

**Resolved**, that J Supor 136-1 Realty LLC is authorized to retain K&L Gates LLC as special counsel in the Chapter 11 case of J Supor 136-1 Realty LLC.

I further certify under penalty of perjury that the above statements made by me are true. I am aware that if any of those statements are willfully false, I am subject to punishment.

J Supor 136-1 Realty LLC

By: /s/ Joseph Supor III  
Joseph Supor III, Authorized Member

**Fill in this information to identify the case:**

Debtor name J Supor 136-1 Realty LLC  
 United States Bankruptcy Court for the: DISTRICT OF NEW JERSEY  
 Case number (if known): \_\_\_\_\_

☐ Check if this is an amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
1000 Frank E Rodgers 1 LLC 520 Madison Avenue, Suite 3501 New York, NY 10022		1000 Frank E. Rodgers Boulevard South, Harrison, NJ Lot 1.07, Block 136		\$72,500,000.00	\$5,000,000.00	\$67,500,000.00
Town of Harrison 318 Harrison Avenue Harrison, NJ 07029		1000 Frank E. Rodgers Boulevard South, Harrison, NJ Lot 1.07, Block 136		\$11,676.00	\$5,000,000.00	\$11,676.00
NJ Dept of Environmental Protection Mail Code: 401-06L PO Box 0421 Trenton, NJ 08625-0420			Contingent Unliquidated			\$1,850.00



1000 Frank E Rodgers 1 LLC  
520 Madison Avenue, Suite 3501  
New York, NY 10022

Harrison Redevelopment Agency  
Attn: Paul Zarbetski, Esq.  
318 Harrison Ave  
Harrison, NJ 07029

Harrison Redevelopment Agency  
c/o James Bruno, Esq.  
Castano Quigley LLC  
155 Passaic Ave, Suite 340  
Fairfield, NJ 07004

Jerold C. Feuerstein, Esq.  
Kriss & Feuerstein LLP  
360 Lexington Avenue, Suite 1200  
New York, NY 10017

NJ Dept of Environmental Protection  
Mail Code: 401-06L  
PO Box 0421  
Trenton, NJ 08625-0420

Town of Harrison  
318 Harrison Avenue  
Harrison, NJ 07029

**United States Bankruptcy Court  
District of New Jersey**

In re **J Supor 136-1 Realty LLC**

Debtor(s)

Case No.  
Chapter

**11**

**CORPORATE OWNERSHIP STATEMENT (RULE 7007.1)**

Pursuant to Federal Rule of Bankruptcy Procedure 7007.1 and to enable the Judges to evaluate possible disqualification or recusal, the undersigned counsel for **J Supor 136-1 Realty LLC** in the above captioned action, certifies that the following is a (are) corporation(s), other than the debtor or a governmental unit, that directly or indirectly own(s) 10% or more of any class of the corporation's(s') equity interests, or states that there are no entities to report under FRBP 7007.1:

☒ None [*Check if applicable*]

**April 2, 2024**

Date

**/s/ Michael E. Holt**

**Michael E. Holt**

Signature of Attorney or Litigant  
Counsel for **J Supor 136-1 Realty LLC**  
**Forman Holt**

**365 Passaic Street, Suite 400  
Rochelle Park, NJ 07662  
(201) 845-1000  
mholt@formanlaw.com**